

Chapter 15A-08 - Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

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Chapter 15A-08 - Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

15A-08-01 Purpose and Applicability

A. **Purpose.** The commercial districts land use standards are intended to:

1. Allow a mixture of complimentary land uses that may include retail, offices, commercial services, civic uses, and housing to create economic and social vitality, and to encourage the linking of trips; and
2. Develop commercial areas that encourage walking as an alternative to driving and provide employment and housing options.

B. **Applicability.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Code, and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Conditional Use Permits.

15A-08-02 Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P", "C", "S", or "N" shall mean "Permitted", "Conditional", "Special Use", or "Not Permitted" respectively. For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number (¹), refer to sub-section C following the table for explanation.

B. **Table of Uses.**

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Accessory Apartments	N	N	N	N	N	N	C/N	N	N	N	N	N	N	N	N	N	N	C/N	N	N
Accessory Structure (unless otherwise specified)	N	N	N	N	N	N	C ¹	N	N	N	N	N	N	N	N	N	N	C ¹	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Accessory Residential Use (unless otherwise specified)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Agriculture	P	P	P	N	P	P	P	P	P	P	P	P	P	N	N	N	N	P	N	N
Alcohol or Tobacco Specialty Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ¹⁰	N	N	N	N	N
Alcoholic Beverage Entertainment	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N	N	C	C	N	N
Alcoholic Beverage Class A License	P/C	P	P	P	P	P/C	P/C	P/C	C	P/C	P/C	C	P/C	N	C	N	P	P	N	C
Alcoholic Beverage Class B License	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	N	P
Alcoholic Beverage Class C Tavern	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class D License	P/C	P	P	P	P	P/C	P/C	P	C	C	C	C	P/C	C	C	N	P	C	N	C
Alcoholic Beverage Class E License	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Alcoholic Beverage Package Agency	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Alcoholic Beverage Private Club License I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	N	P
Alcoholic Beverage Private Club License II	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage State Liquor Store	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	C	C	N	N
All-Terrain Vehicles (ATV) Sales and Service	N	N	N	N	P	P	N	N	N	N	N	N	N	N	P	C	N	N	N	N
Alzheimer's Facility	N	N	N	N	N	N	C	N	N	C	C	N	N	N	N	N	N	C	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	N	C
Animal Hospital, Veterinary Office	C	N	N	N	P	P	P	P	P	N	P	P	P	C ¹¹	P	N	P	C	N	N
Animal Kennel, Commercial	C	N	N	N	C	C	C	P/C	P/C	N	N	N	C	N	P/C	N	N	N	N	N
Animals (Farm & Household Pets)	N	S	N	S	N	N	S	N	N	N	S	N	N	N	N	N	N	S	N	N
Aquarium	P	C	N	P	P	P	C	P	P	N	N	N	N	N	P	N	N	P	N	N
Arcade	C	N	N	C	P	P/C	C/N	P/C	C/N	N	N	N	N	N	N	C	P	C	N	N
Art Gallery	P	C	C	P	P	P	C	P	P	N	P	P	C	C	P	N	N	P	N	C
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	N	N	N	C	N	N
Athletic, Tennis, Health Club	P	C	C	P	P	P	P	P	P	N	P	C	C	C	P	N	P	P	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	C	C/N	N	N	N	N	N	N	N	N	C/N	N	N	N	N	N
Auto, Light Trucks, RV Dealerships (new) - Sales and Service Agencies	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	P	C	N	N	N
Auto, Light Trucks, RV Dealerships (used) - Sales and Service Agencies	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	P	C	N	N	N
Auto, Light Trucks, RV Rental and Leasing Agencies	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Automotive Service and Repair - Major	N	N	N	N	P	P/N	N	N	N	N	N	N	N	N	P	P/C	P/C	N	N	N
Automotive Service and Repair - Minor	N	N	N	N	P	P/C	C	C	C	N	C ²	N	N	N	P	P/C	P/C	N	N	N
Automotive Service Station, Non-mechanical	C ¹²	N	N	N	P	P/C	C	C	C	N	C ²	N	N	N	P	P/C	P/C	N	N	N
Automotive Self-Service Station	C ⁹	N	N	N	P	P/C	C	P/C	P/C	C	C ²	N	N	N	N	C	P	C	N	N
Automotive Service Station	N	N	N	N	P	P/C	C	P/C	P/C	C	C ²	N	N	N	N	C	P	C	N	N
Bed and Breakfast Facility	C	N	N	N	N	N	C	N	C	C	C	C	C	P	N	N	N	C	N	N
Birthing Center	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical gardens	P	P	P	P	P	P	P	P	P	N	P	C	C	P	P	N	N	P	N	P
Building Lots that do not have Frontage on a Public Street	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	C	N	P
Business or Financial Services	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	C	P	N	P
Car Wash	C	N	N	N	C	C	C	C	C	N	N	N	N	N	P	C	C	N	N	N
Cemetery, Columbarium, Mausoleum	C	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N	N	C	N	N
Commercial Repair Services	C	N	N	N	P	P	P	P	P	C	P	N	N	N	P	N	N	C	N	N
Commercial Retail Sales and Services	P	P	N	P	P	P	C	P	P	P	P	C	C	N	P	N	P	P	N	C
Commercial, Heavy	C	N	N	N	C	C/N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Commercial, Parking Garage	C	C	C	C	P	P/C	N	C	N	N	N	N	N	N	N	C	P	P	N	P

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Commercial, Specialty	N	N	N	P	C	C	C	C	C	N	N	N	N	N	N	N	N	P	N	N
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Conference and Convention Facilities	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	C	N	N	N	C	C	C	N	N	N	N	N	C	N	N	N	N	C	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Dance Hall	N	N	N	C	C	C/N	N	N	N	N	N	N	N	N	C	N	N	C	N	N
Day Care, Group	C	N	N	C	P	P/C	P/C	P/C	P/C	N	P/C	P/C	P/C	C	P	N	N	P	N	P
Drive-Up Window (non-food), Banks, ATM's, Dry Cleaners, Pharmacy, etc.	C	N	N	C	P	P	C	P	P	N	N	N	N	C	P	N	P	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	C	N	N
Dwelling, Earth Sheltered	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N
Dwelling, Group Planned	N	N	N	N	N	N	C	N	N	N	N	N	C	N	N	N	N	N	N	N
Dwelling, Multiple Unit	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Dwelling, Single Family	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Earth Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Educational Facility with Housing	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
End Stage Renal Disease Facility	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N
Equestrian Facilities	N	N	N	N	C	C	N	C	N	N	N	N	N	N	C	N	N	C	N	N
Equipment Sales and Services	N	N	N	N	P	P	P	P	P	N	C	C	C	N	P	C	C	N	N	N
Extended Living Areas	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N
Exposition/Convention Center	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	S	N	N
Half-Pipe Ramps	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Health Agency	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Home Occupation, Category I	N	N	N	P	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Home Occupation Category II	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	N	C	N	N
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Hotel	P	P	P	P	P	P/C	N	C	N	N	P	N	N	N	N	N	P	C	N	C
Industry, Light	C	N	N	N	P	P/C	N	N	N	N	N	C	N	N	P	C	P	N	N	C ⁵
Industry, Medium	N	N	N	N	P	P/C	N	N	N	N	N	N	N	N	P	N	C	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	C	P	N	N	N	N	N	C	N	N	N	P	N	N
Manufactured Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medical and Health Care Offices	P	P	P	P	P	P	P	P	P	C	P	C	P	P	P	C	P	P	N	P
Mixed Use Development (Residential and Office Use or Residential and Commercial Use)	C	C	C	P	C	C	C	C	C	N	P	P	C	N	N	N	N	P	N	C
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	N	N	N	S	N	N	S	N	N	N	N	N	N	N	N	N	N	S	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mortuary, Funeral Home	P	N	N	N	P	P	P	N	N	N	N	N	P	N	N	N	N	C	N	N
Motel	N	N	N	N	P	P/C	N	C	N	N	P	N	N	N	N	N	P	N	N	C
Multi-Family, 8 U/A	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-Depository Institutions	C	N	N	N	C	C	C	C	C	N	N	N	N	N	C	N	C	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Nursing Home, Convalescent Home, and Rest Home (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Park and Ride Facilities	C/N	N	C/N	C	P	P/C	C	C	C	C/N	C/N	N	P/C	C	C	N	N	C/N	N	C
Parking, Structure/Terrace	P	P	P	P	P	P/C	N	C	C	N	N	N	N	N	P	C	P	P	N	P
Parking, Underground	P	P	P	P	P	P/C	N	C	C	N	N	N	N	N	P	C	P	P	N	P
Parks, Public and Private	P	P	P	P	P	P	P	P	P	C	P	C	C	P	P	N	N	P	P	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Permanent Make-Up	P	N	N	N	P	P	P	P	P	P	P	N	P	N	N	N	N	P	N	N
Planned Unit Development	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	C	N	C ⁵

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Plant Nursery	N	N	N	N	P	P/C	P/C	C	C	N	N	N	P/C	N	N	N	N	C	N	N
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	N	P
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Service	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	C	P	P	N	P
Public Utility Station	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	P ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	N	N	C ¹⁴	C ¹⁴	P ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	N	C ¹⁴
Recreation Center	P	C	C	P	P	P	P/C	P/C	P/C	N	N	C	P/C	N	C	N	P	C	N	N
Recreation, Indoor	P	P	C	P	P	P	P	P	P	N	P	C	P	N	C	N	P	C	N	N
Recreation, Outdoor	C	C	N	P	P	P/C	N	N	N	N	N	N	P/C	N	C	N	P	C	N	N
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recycling Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research and Development Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	P
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	C	C	C	C	C	N	C	N	C	N	N	N	N	C	N	N
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	C	C	C	C	C	N	C	N	C	N	N	N	N	C	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Health Care Facility, Residential Care Facility	N	N	N	N	C	C	C	C	C	N	N	N	C	N	N	N	N	C	N	N
Restaurant, Sit Down	P	P	C	P	P	P	P	P	P	P	P	P	C	C	P	N	P	P	N	C
Restaurant, Drive-up Window	C	N	N	N	C	C/N ³	C/N ³	P/C ³	C/N ³	N	C/N ³	N	N	N	P/C ³	N	C	N	N	N
Satellite Dish (Ground or Roof Mount)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Secondhand merchandise dealer	P ¹³	P ¹³	N	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	C ¹³	C ¹³	N	P ¹³	N	P ¹³	P ¹³	N	C ¹³
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
School, Commercial	P	C	C	P	P	P	P	P	P	N	P	P	P	N	P	C	P	C	N	P

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
School, Commercial (Low-Impact)	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
School, Private or Quasi-Public	C	C	C	C	C	C	C	C	C	N	N	N	C	C	N	C	C	C	N	C
School, Public	C	C	C	C	C	C	C	C	C	N	N	N	C	C	N	C	C	C	N	C
Secondhand merchandise dealer	P ¹¹	P ¹¹	N	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	C ¹¹	C ¹¹	N	P ¹¹	N	P ¹¹	P ¹¹	N	C ¹¹
Sexually Oriented Business, (escort agencies, outcall service agencies and semi-nude dancing agencies)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁶	N	N	N	N	N
Sheltered Workshop	P	C	C	N	P	P	P	P	P	N	P	N	P	C	P	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	N	N	N	C	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center	P	C	N	P	P	P	P	P	P	N	P	C	C	P	C	N	P	C	N	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Stadium	C	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Storage (Mini-Storage) Facilities	N	N	N	N	P	P/C	C	C	N/C ⁷	N	N	N	C	N	P	N	N	N	N	N
Street Vendors	S	S	S	S	N	S	N	N	N	N	N	S	N	N	N	N	N	S	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ⁴	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C	N	N	N	C	C	C	C	N	N	C	N	C	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Theater	P	P	C	P	P	P/C	P/C	P/C	C/N	N	C	C	N	N	N	N	P	C	N	N
Warehouse, Wholesale	N	N	N	N	P	P/C	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Wind Conversion	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facility	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸
Zero Lot Line Development	N	N	N	P	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Zoological Gardens	N	N	N	N	P	P	N	N	N	N	N	N	N	N	P	N	N	P	N	N

(Ord 09-35, Amended 12-7-2009, Ord 10-03, Amended 2-19-2010, Ord 10-12 and Ord 10-13, Amended 4-20-2010, Ord 10-31, Amended 9-2-2010, Ord 10-32 Amended 9-2-2010, Ord 11-06, Amended 3-25-11)

C. Explanatory Notes for Land Use Matrix.

1. Single family residential developments only.
2. The use is only permitted as a conditional use along the west side of State Street in the CN(HSN) Zone.
3. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
4. The use is not permitted if any part of the proposed/existing building containing the use is within 500 feet from an agricultural or residential use or residential zoning boundary.
5. Planned Unit Development permitted at a density of 12 units per acre (east of 700 East only).
6. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any school, public park, library, or religious or cultural activity, within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or semi-nude dancing agency; within 600 feet from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use; within 150 feet of the 9000 South Street gateway, the distance shall be measured from right-of-way boundary; and no property within 800 feet of the Interstate 15 freeway right-of-way boundary. This includes an entire parcel of property, any portion of which is within 800 feet of the Interstate.
7. Storage (Mini-Storage) Facilities only permitted as a conditional use in the CN Zone for areas south of 9600 South and north of 10000 South, and east of 700 East and west of 1300 East. Use is not permitted in all other areas of the CN Zone. Facility storage may not be used to conduct commercial business on site. A mini-storage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a mini storage building project according to the following restrictions and standards:
 - a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, access ways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the mini-storage project.
8. May require Planning Commission review and approval. (See Wireless Telecommunication Facilities section of this Code.)

9. In the CBD District gasoline dispensing sales are only allowed as an ancillary use and shall not include additional services or products with the operation of this use other than those products or services that are associated with the primary use of the property. To qualify for the ancillary use, sales receipts generated by gasoline dispensing shall not exceed more than 10 percent of the total sales volume of the primary use of the property. The sales and dispensing of gasoline shall be in compliance with all Federal, State and Local laws governing such activity.
10. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any school, public park, library, or religious or cultural activity, within 500 feet of any other alcohol or tobacco specialty store; within 600 feet from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use; within 150 feet for the 9000 South Street gateway, as it begins at the western most boundary continuing east to State Street, the distance shall be measured from the right-of-way boundary. Distance requirements from structures for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property line of the school, public park, religious or cultural activity, residential use, or other alcohol or tobacco specialty store. Distance requirements from zoning districts for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the zoning boundary of a residential or agricultural district to the structure of the alcohol or tobacco specialty store. (Ord 10-03, Amended 2-19-2010)
11. The use is only permitted as a conditional use as long as the entire operation is contained within a stand alone single tenant office building. (Ord 10-13, Amended 4-20-2010)
12. The use is only permitted as a conditional use south of 11000 South in the CBD Zone. (Ord 10-12, Amended 4-20-2010)
13. This land use is only allowed as an ancillary use with a fine jewelry store, non-depository institutions, or a pawn shop. (Ord 10-31, Amended 9-2-2010)
14. The requirements of this title as to minimum lot area, minimum setbacks, fence height, and landscaping shall be determined by the Planning Commission for a public utility station during a conditional use and/or site plan review. The Planning Commission shall not amend the requirements of the underlying zone unless the evidence presented is such as to establish that the amendment will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. (Ord 10-32, Amended 9-2-2010)